104.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	605,500 / 605,500
					USE VALUE:	605,500 / 605,500
					ASSESSED:	605,500 / 605,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
326		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC LAUGHLIN ELAINE M
Owner 2:	
Owner 3:	
Street 1:	326 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC LAUGHLIN RAYMOND E-ETAL -
Owner 2:	MC LAUGHLIN ALETHIA M -
Street 1:	326 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,400 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1186 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7400.000	156,100		449,400	605,500
Total Card	0.170	156,100		449,400	605,500
Total Parcel	0.170	156,100		449,400	605,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.71 | /Parcel: 510.7

Legal Description

User Acct 67260

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	156,100	0	7,400.	449,400	605,500	605,500	Year End Roll	12/18/2019
2019	101	FV	142,300	0	7,400.	449,400	591,700	591,700	Year End Roll	1/3/2019
2018	101	FV	142,300	0	7,400.	385,200	527,500	527,500	Year End Roll	12/20/2017
2017	101	FV	142,300	0	7,400.	359,500	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	142,300	0	7,400.	308,200	450,500	450,500	Year End	1/4/2016
2015	101	FV	141,600	0	7,400.	276,100	417,700	417,700	Year End Roll	12/11/2014
2014	101	FV	141,600	0	7,400.	255,500	397,100	397,100	Year End Roll	12/16/2013
2013	101	FV	141,600	0	7,400.	243,600	385,200	385,200		12/13/2012

!8303!

PRINT

Date	Time
12/10/20	22:52:55

LAST REV

Date	Time
12/01/20	14:32:36

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8303

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAUGHLIN RAY	565-125		11/17/1987	Convenience	100	No	No		ALETHIA M MCLAUGHLIN D.O.D. 1/11/2003. BK 103
	565-125		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	67260
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2013	495	Re-Roof	6,675					

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
6/12/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	189	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
8/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7400		Sq. Ft.	Site		0	70.	0.87	4									449,401						449,400	

Total AC/HA: 0.16988 | Total SF/SM: 7400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,401 | Spl Credit | Total: 449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	127.729
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	226250
Depreciation:	70138
Depreciated Total:	156113

COMMENTS

SCUTTLE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

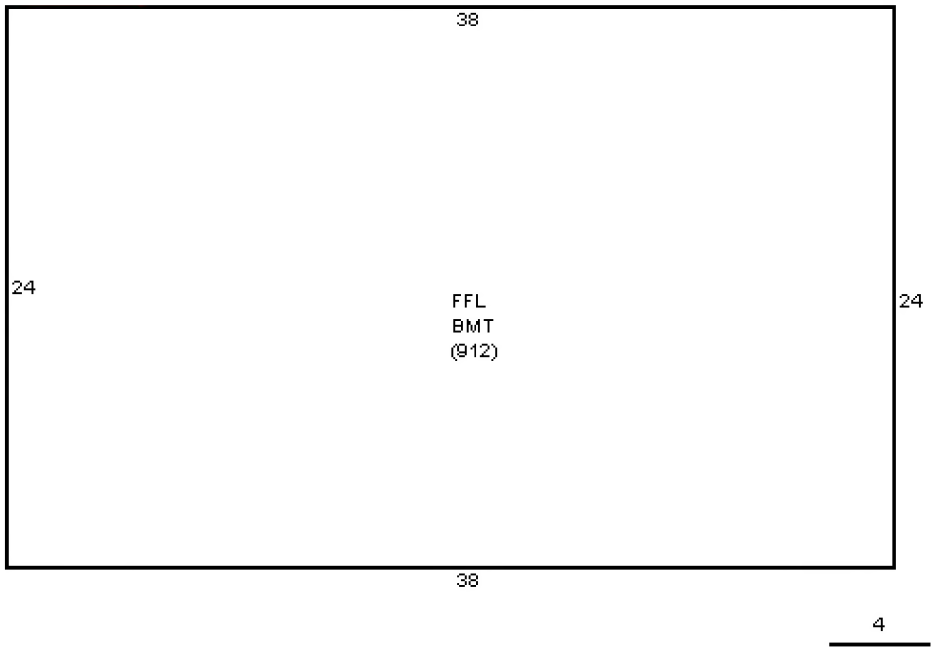
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.73
Special Features:	0	Val/Su Net:	85.58
Final Total:	156100	Val/Su SzAd	171.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	45.790	41,761
FFL	First Floor	912	127.730	116,489

Net Sketched Area:	1,824	Total:	158,250
Size Ad	912	Gross Are	1824	FinArea	1186
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc